

Short Plat  
City of Kirkland

FILE NO: SUB16-00251

CITY OF KIRKLAND DEPARTMENT OF  
PLANNING & COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED, AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE SHORT SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

DIRECTOR, DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DEPARTMENT OF ASSESSMENT  
EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

KING COUNTY ASSESSOR

RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ at \_\_\_\_\_  
in book \_\_\_\_ of \_\_\_\_ at page \_\_\_\_ at the request of \_\_\_\_\_

Manager Supt. of Records

ACKNOWLEDGMENTS, DECLARATION, DEDICATION, AND RESTRICTIONS  
(R.C.W. 58.27.165)

SHORT SUBDIVISION DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned being all of the owners of the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown hereon in the original reasonable grading said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this short plat for all public purposes as indicated hereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this short plat as being dedicated or conveyed to a person or entity other than the public.

Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of Kirkland, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by the City of Kirkland.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of Kirkland, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of Kirkland, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of Kirkland, its successors, or assigns.

This subdivision dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

IN WITNESS WHEREOF we set our hands and seals.

Darin Granger, President  
DC Granger Inc.

LEGAL DESCRIPTIONS

THE EAST 75 FEET OF THE WEST 95 FEET OF THE EAST 320 FEET OF LOT 33, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

APN: 388810-0177

THE WEST 20 FEET OF THE EAST 320 FEET OF LOT 33, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

APN: 388810-0175

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KING ) S.S.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Darin Granger IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE President of DC Granger Inc.

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: \_\_\_\_\_, 2016

PRINTED NAME \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON,

RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

Remove this  
non-standard language.

SUBDIVISION NOTES

ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.

UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER, STORM WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES (KNOWN AS LOW IMPACT DEVELOPMENT) FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM WATER MAIN. ANY PORTION OF A SANITARY SEWER, STORM WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGN.

PUBLIC RIGHT-OF-WAY SIDEWALK AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL RUN WITH THE LAND AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IF INDICATED BY THE PUBLIC WORKS DEPARTMENT: PRIOR TO ISSUANCE OF ANY BUILDING PERMIT ON LOTS WITHIN THIS PLAT, EACH LOT OWNER MUST SIGN A CONCOMITANT AGREEMENT FOR FUTURE UNDERGROUNDING OF OVERHEAD UTILITY LINES WITHIN THE 131ST PLACE NORTHEAST RIGHT-OF-WAY ABUTTING THIS PLAT.

IF INDICATED BY THE PUBLIC WORKS DEPARTMENT: LOCAL IMPROVEMENT DISTRICT (LID) WAIVER AGREEMENT. CHAPTER 110.60.7.B OF THE KIRKLAND ZONING CODE REQUIRES ALL OVERHEAD UTILITY LINES ALONG THE FRONTAGE OF THE SUBJECT PROPERTY TO BE CONVERTED TO UNDERGROUND UNLESS THE PUBLIC WORKS DIRECTOR DETERMINES THAT IT IS INFEASIBLE TO DO SO AT THE TIME OF THE SUBDIVISION RECORDING. IF IT IS DETERMINED TO BE INFEASIBLE, THEN THE PROPERTY OWNER SHALL CONSENT TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT, HEREFTER FORMED BY THE CITY OR OTHER PROPERTY OWNERS. DURING REVIEW OF THIS SUBDIVISION IT WAS DETERMINED THAT IT WAS INFEASIBLE TO CONVERT THE OVERHEAD UTILITY LINES TO UNDERGROUND ALONG THE FRONTAGE OF THIS SUBDIVISION ON 131ST PLACE NORTHEAST. THEREFORE, IN CONSIDERATION OF DEFERRING THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY LINES AT THE TIME OF THE SUBDIVISION RECORDING, THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS OF LOTS WITHIN THIS SUBDIVISION HEREBY CONSENT TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT HEREFTER FORMED BY THE CITY OR OTHER PROPERTY OWNERS.

ACCESS AND UTILITY EASEMENTS: SHALL BENEFIT LOTS 1 AND 2 OF THIS SUBDIVISION. THE EASEMENTS SHALL RUN WITH THE LAND AND WILL BE BINDING ON ALL PROPERTY OWNERS, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS. MAINTENANCE OF THE ACCESS DRIVE SHALL BE THE RESPONSIBILITY OF THE OWNERS EQUALLY, AND SHALL BE EXPANDED TO INCLUDE ALL FUTURE LOTS IF CHANGED DUE TO DEVELOPMENT.

PRESERVED GROVE EASEMENT: ALL TREES AND ASSOCIATED VEGETATION WITHIN THE AREA OF THIS EASEMENT SHALL REMAIN AND BE MAINTAINED IN ACCORDANCE WITH THE PLAN APPROVED BY THE CITY OF KIRKLAND A COPY OF WHICH IS CONTAINED IN THE CITY'S PARCEL DATA FILE FOR THE REAL PROPERTY. NO STRUCTURES, BUILDINGS, OR SHEDS ARE ALLOWED, AND NO DEVELOPMENT ACTIVITY IS ALLOWED THAT WOULD IMPACT THE TREES WITHIN THIS EASEMENT. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO TREE TRIMMING, TREE TOPPING, TREE CUTTING OR TREE REMOVAL, NOR SHRUB OR BRUSH-CUTTING, OR REMOVAL, NOR CONSTRUCTION, CLEARING OR ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE EASEMENT AREA WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF KIRKLAND. APPLICATION FOR SUCH WRITTEN APPROVAL TO BE MADE TO THE KIRKLAND DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT WHO MAY REQUIRE INSPECTION OF THE PREMISES BEFORE ISSUANCE OF THE WRITTEN APPROVAL AND FOLLOWING COMPLETION OF THE ACTIVITIES. ANY PERSON CONDUCTING OR AUTHORIZING SUCH ACTIVITY IN VIOLATION OF THIS PARAGRAPH OR THE TERMS OF ANY WRITTEN APPROVAL ISSUED PURSUANT HERETO, SHALL BE SUBJECT TO THE ENFORCEMENT PROVISIONS OF CHAPTER 170, ORDINANCE 3719, THE KIRKLAND ZONING CODE. IN SUCH EVENT, THE KIRKLAND DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MAY ALSO REQUIRE WITHIN THE IMMEDIATE VICINITY OF ANY DAMAGED OR FALLEN VEGETATION, RESTORATION OF THE AFFECTED AREA BY PLANTING SHRUBS OF COMPARABLE SIZE AND/OR TREES OF THREE INCHES OR MORE IN DIAMETER MEASURED ONE FOOT ABOVE GRADE. THE DEPARTMENT ALSO MAY REQUIRE THAT THE DAMAGED OR FALLEN VEGETATION BE REMOVED. EACH UNDERSIGNED GRANTOR FURTHER AGREES TO MAINTAIN ALL VEGETATION WITHIN THE LANDSCAPED GREENBELT EASEMENT. EACH OF THE UNDERSIGNED OWNERS AGREE TO DEFEND, PAY, AND SAVE HARMLESS THE CITY OF KIRKLAND, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM ANY AND ALL CLAIMS OF EVERY NATURE WHATSOEVER, REAL OR IMAGINARY, INCLUDING COSTS, EXPENSES AND ATTORNEY'S FEES INCURRED IN THE INVESTIGATION AND DEFENSE OF SAID CLAIMS, WHICH MAY BE MADE AGAINST THE CITY, ITS OFFICERS, AGENTS, OR EMPLOYEES FOR ANY DAMAGE TO PROPERTY OR INJURY TO ANY PERSON ARISING OUT OF THE MAINTENANCE OF SAID LANDSCAPED GREENBELT EASEMENT OVER SAID OWNER'S PROPERTY OR THE ACTIONS OF THE UNDERSIGNED OWNERS IN CARRYING OUT THE RESPONSIBILITIES UNDER THIS AGREEMENT, EXCEPTING THEREFROM ONLY SUCH CLAIMS AS MAY ARISE SOLELY OUT OF THE GROSS NEGLIGENCE OF THE CITY OF KIRKLAND, ITS OFFICERS, AGENTS, OR EMPLOYEES.

Wrong Street - NE  
95th Street is fontage

Include Maintenance of On-Site Private  
Stormwater Facilities and Installation of LID  
Storm Drainage Improvements with Building  
Permits notes.

Note:  
Addressing shall be in accordance with  
Kirkland Building Division Policy Manual  
Number 9.001, "Assignment of Street  
Numbers and Road Signage."

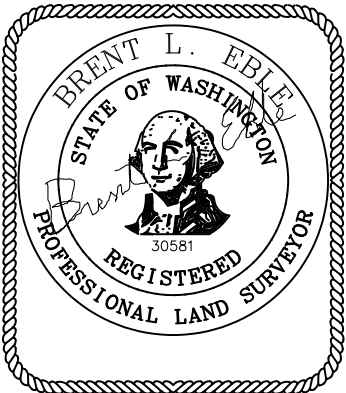
City of Kirkland Zone: RSX 7.2

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DC GRANGER INC. ON JUNE 15TH, 2016.

SURVEYOR

CERTIFICATE NO. 30581



**13040 NE 95TH  
SHORT PLAT**  
EMERALD LAND SURVEYING, INC.  
PO BOX 13694  
MILL CREEK, WA 98082  
(425) 359-7198

DC Granger Inc.  
13040 Northeast 95th Street  
Kirkland, WA 98033

POR NE 1/4 OF NE 1/4 OF SEC 4, TWP 25 N, RGE 5 E, W.M.  
KING COUNTY, WASHINGTON

DWN. BY HMM	DATE 6/15/16	CHKD. BY B. EBLE	SCALE 1"= 20'	JOB NO. 15008	SHEET 1 OF 2
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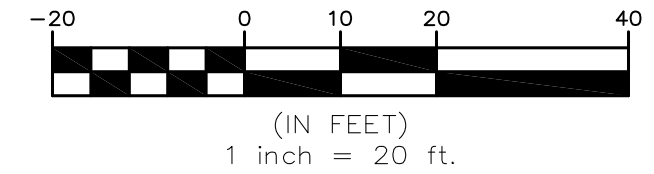
Short Plat  
City of Kirkland

FILE NO: SUB16-00251



MERIDIAN  
NAD 83-91

GRAPHIC SCALE



PROPERTY CORNERS

- P1 Found Rebar & Cap, LS 21559, 0.01' E & 0.05' N  
P2 Found Rebar & Cap, LS 29537, 0.04' E & 0.05' S  
P3 Found Rebar & Cap, LS 29537, 0.12' E & 0.05' S  
P4 Found Rebar & Cap, LS 29537, 0.10' E & 0.06' N  
Found Rebar & Cap, LS Triad, 1.70' E & 0.03' N  
P5 Found Rebar & Cap, LS 29537, 0.02' W & 0.24' S  
P6 Found Rebar & Cap, LS 29537, 0.02' W & 0.01' S

SURVEY NOTES

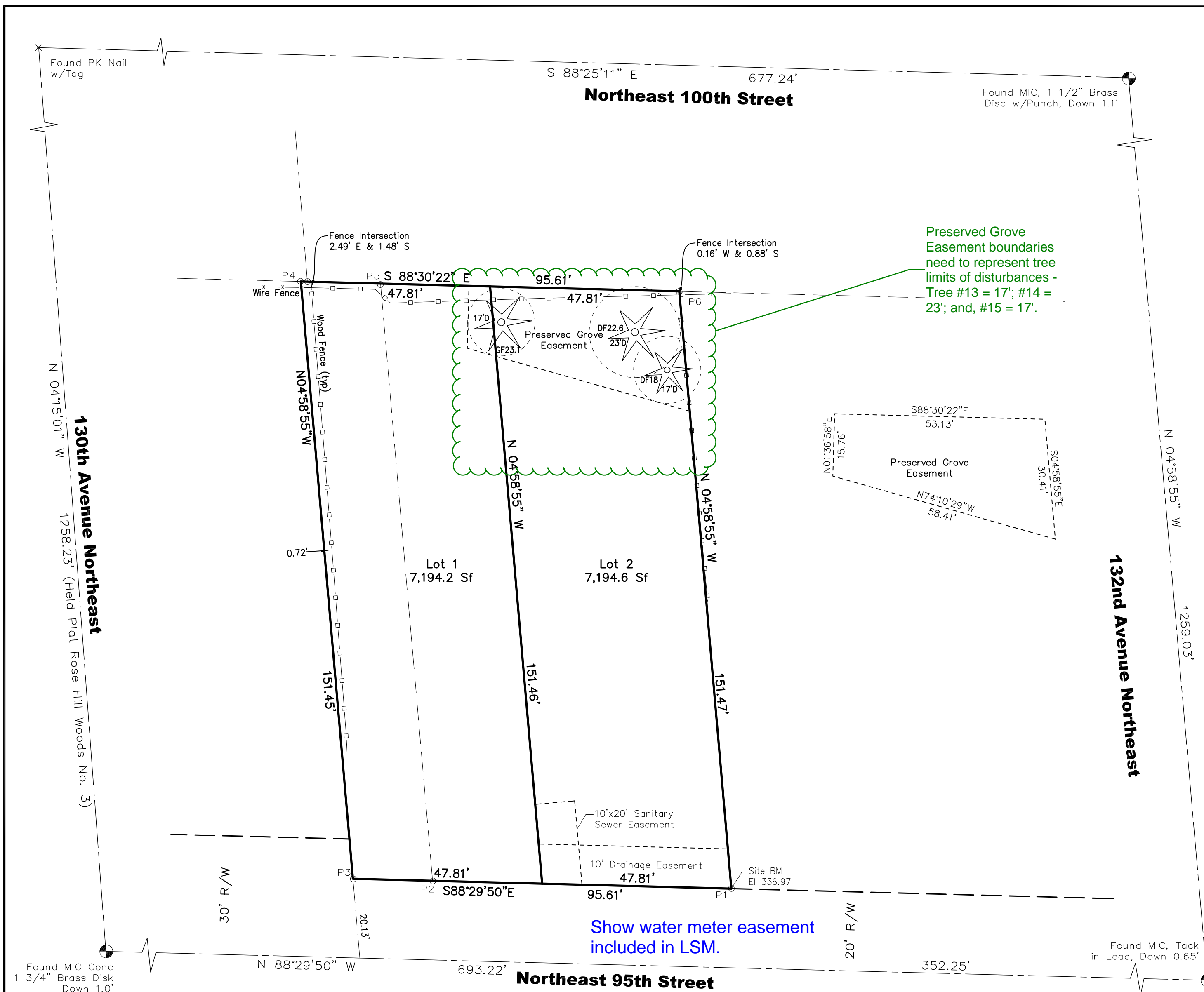
INSTRUMENT USED: SOKKIA SET 5 EDM  
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY:  $\pm 0.05$

RESTRICTIONS OR RESERVATION OF RECORD  
WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - NAVD 88

BENCH MARK: POINT NAME: 110: 1 1/2" Brass Disk Stamped  
30427 in 4"x4" Conc. MIC, Down 0.4'. Elev: 350.468

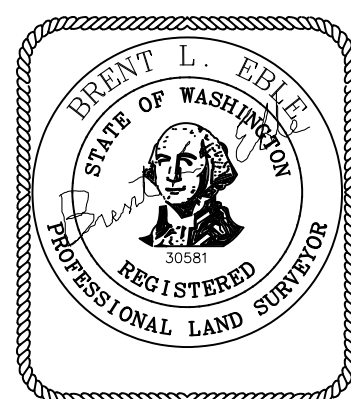


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SCALE

1"= 20'

JOB NO.

15008

SHEET

2 OF 2

POR NE 1/4 OF NE 1/4 OF SEC 4, TWP 25 N, RGE 5 E, W.M.  
KING COUNTY, WASHINGTON